

ORDINANCE NO. 20051215-Z005

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 700 BLOCK OF WEST SLAUGHTER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-05-0181, on file at the Neighborhood Planning and Zoning Department, as follows:

A 14.82 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the 700 Block of West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 26, 2005.

PASSED AND APPROVED

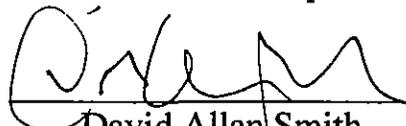
December 15, 2005

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A
DESCRIPTION

DESCRIBING 14.82 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, TRAVIS COUNTY, TEXAS, SAME BEING 12.258 ACRES OF LAND AND 2.55 ACRES OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO CABOT-CHASE, LTD., AS RECORDED IN DOCUMENT NUMBER 2005142451 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 14.82 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Northeast corner of said 12.258 acre tract, same being the Northeast corner of the herein described tract;

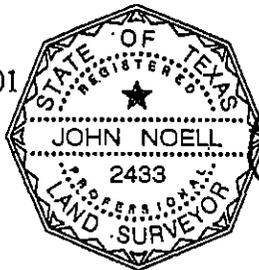
THENCE, S 02° 22' 21" E along the common line of said 12.258 acre tract, 2.55 acre tract and a 14.769 acre tract described in Volume 4022, Page 1701 of the Deed Records of Travis County, Texas, a distance of 2045.35 feet to an iron pipe found;

THENCE, S 87° 35' 52" W along the south line of said 2.55 acre tract, a distance of 315.40 feet to an iron pipe found;

THENCE, N 02° 23' 23" W a distance of 2044.83 feet to an iron rod found, same being the northwest corner of said 12.258 acre tract;

THENCE, N 87° 30' 08" E along the common line of said 12.258 acre tract and Slaughter Lane (120' Right-Of-Way), a distance of 316.02 feet to the POINT OF BEGINNING and containing 14.82 acres of land.

Field Notes Prepared by
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040



John Noell

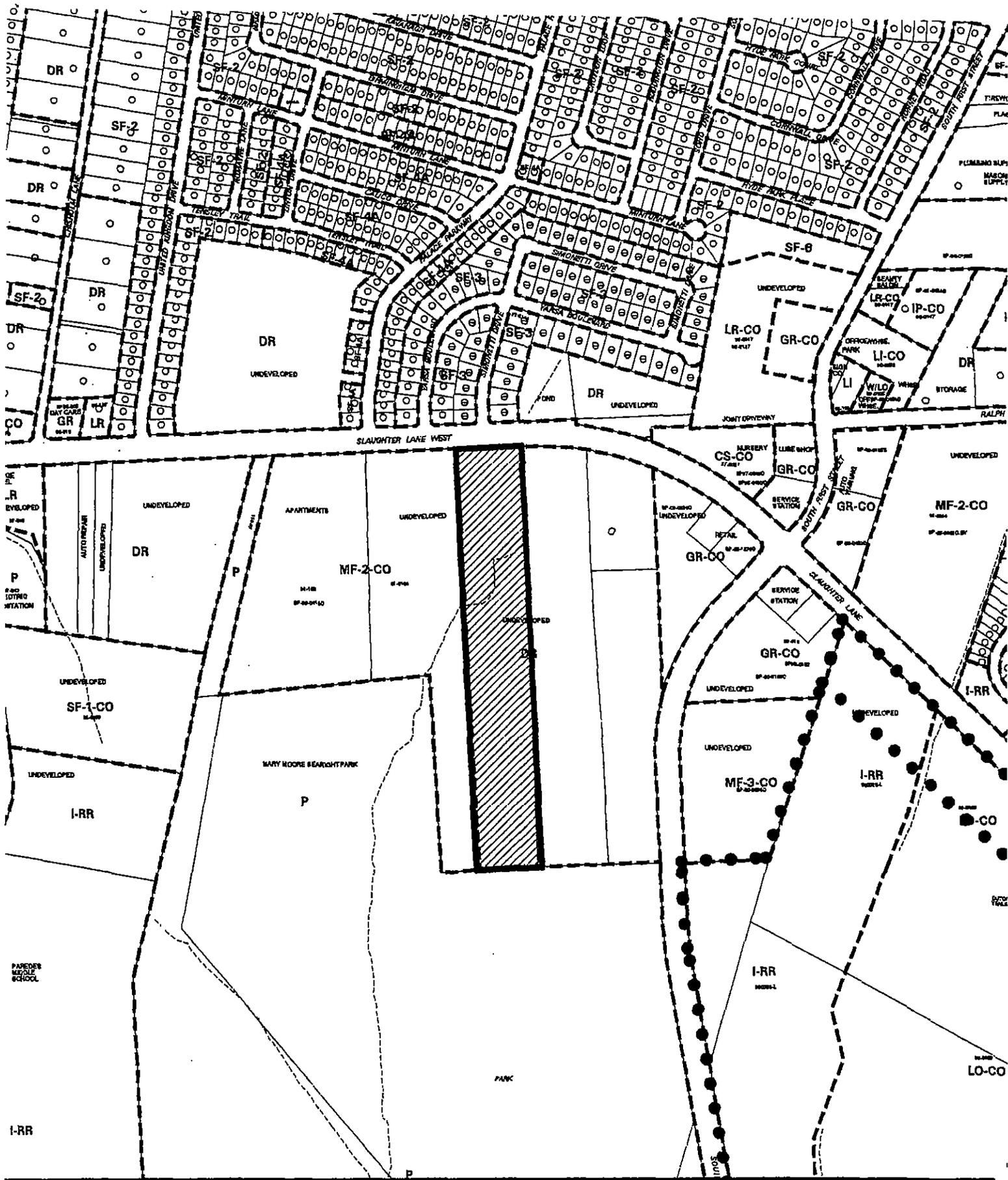
John Noell, R.P.L.S. #2433

Date: 8-04-05

REVISED 9-13-05

Sketch or map attached.

Bearing Basis: Texas State Plane Coordinate System
Zone: Texas Central NAD 83



<p>1" = 600'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: W. WALSH</p>	<p></p> <p></p> <p></p>	<p>ZONING EXHIBIT B</p> <p>CASE #: C14-05-0181</p> <p>ADDRESS: 700 BLOCK OF W SLAUGHTER LN SUBJECT AREA (acres): 14.820</p>	<p>DATE: 05-10</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>F14</p>
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